

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

September 15, 2010

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Silvestri and Vice Chairman Murphy Commissioners Beavers, Butler, Claypool, Collins, Daley, Gainer, Gorman, Goslin, Moreno, Peraica, Reyes, Schneider, Sims, Steele and Suffredin (17)

Absent: President Stroger

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows

SECTION 1

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

287563 DOCKET #8281 – G. JOHNSON, Owner, Application (No. V-07-55): Variation to reduce right side yard setback from 10 feet to 2 feet (existing) for a proposed addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.17 of an acre, located on the west side of James Court, approximately 140 feet north of Ferwood Drive in Maine Township, County Board District #9. **Recommendation: That the application be granted a one year extension of time.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Peraica moved, the approval of Communication No. 287563. The motion carried.

SECTION 2

Your Committee has considered the following numbered and described applications requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use, Unique Use on certain properties described therein:

306456 DOCKET #8633 - TRACY HENRY, Owner, 3860 West 116th Place, Garden Homes, Illinois 60803, Application (No. SU-10-04; Z10026). Submitted by Thomas Lynch, 9231 South Roberts Road, Hickory Hills, Illinois 60457. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued use of two dwelling units in an existing single family residence as previously amortized under SU-80-40 in Section 23 of Worth Township. Property consists of approximately 0.14 of an acre located on the northeast corner of 116th Street and Springfield Avenue in Worth Township, County Board District #6. Intended use: For continued use of two (2) dwelling units in the existing structure. No new improvements proposed. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

The Cook County Zoning Board of Appeals to whom said applications was referred, submitted a Communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

Commissioner Moreno, seconded by Commissioner Peraica moved, the approval of Communication No. 306456. The motion carried.

SECTION 3

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

308592 DOCKET #8646– PSD2, LLC, Owner, Application (No. V-10-32): Variation to erect a billboard advertising sign closer than 500 feet to Forest Preserve District property; and reduce corner side yard setback from 30 feet to 16.2 feet for billboard advertising sign in I-1 Restricted Industrial District. The subject property consists of approximately 0.97 of an acre, located approximately 505 feet east of R.O.W. line, Chicago Street and Milwaukee Avenue and St. Paul Railroad and 1,052 feet west of the centerline of Waukegan Road in Northfield Township, County Board District #14. **Recommendation: That the application be denied.**

Conditions: None

Objectors: Mr. Banks, as attorney for 600 Waukegan Road, appeared on behalf of the ownership of the property located immediately south of the subject property. 600 Waukegan Road's contention with the subject sign is that by allowing it to be built, would precluded his client from replacing the existing off-premise billboard advertising sign on its property because of the Ordinance's requirement of 500 feet of separation between off-premise billboard advertising signs.

Vice Chairman Murphy, seconded by Commissioner Peraica moved, to defer Communication No. 308592. The motion carried.

SECTION 4

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

308593 DOCKET #8654 – Z. TIJANIC, Owner, Application (No. V-10-38): Variation to reduce rear yard setback from 40 feet to 25 feet (existing); reduce right side yard setback from 10 feet to 5 feet; reduce lot area from 10,000 square feet to 9,912 square feet (existing); and reduce left side yard setback from 10 feet to 2 feet (existing) for a new detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Gayle Court, approximately 284 feet west of Julie Drive in Maine Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Peraica moved the approval of Communication No. 308593. The motion carried.

SECTION 5

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

308594 DOCKET #8661 – 600 WAUKEGAN ROAD, LLC, Owner, Application (No. V-10-42): Variation to erect a billboard (off-premise) advertising sign within 500 feet of Forest Preserve District property to replace an existing sign. The subject property consists of approximately 3.13 acres, located on Frontage Road, approximately 461 feet west of Waukegan Road, extending west to the Chicago Street and Milwaukee Avenue, Paul and Pacific Railroad in ~~Stickney~~ Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: Mr. Storino, as attorney for PSD2, LLC, appeared on behalf of the ownership of the property located immediately north of the subject property. PSD2's contention with subject sign is that by allowing it to be rebuilt, PSD2 will be precluded from constructing a new off-premise billboard advertising sign on its property because of the Ordinance's requirement of 500 feet of separation between off-premise billboard advertising signs.

Commissioner Goslin, seconded by Commissioner Moreno move to defer Communication No. 308594, as amended. The motion carried.

SECTION 6

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

308595 DOCKET #8667– K. LEKARCZYK, Owner, Application (No. V-10-45): Variation to reduce right yard setback from 10 feet to 7 feet (existing); reduce front yard setback from 28 feet (@20%) to 24 feet (existing); and reduce corner setback from 15 feet to 4 feet for a proposed garage addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.19 of an acre, located on the northeast corner of Summerdale Avenue and Washington Street in Norwood Park Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

308596 DOCKET #8669– F. & A. SKIK, Owners, Application (No. V-10-47): Variation to increase height of brick pillars in front yard from 3 feet to 9 feet (existing) in the R-4 Single Family Residence District. The subject property consists of approximately 0.75 of an acre, located on the west side of 82nd Court, approximately 327 feet south of 129th Street in Palos Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

308597 DOCKET #8671– D. & M. SWANSON, Owners, Application (No. V-10-48): Variation to reduce rear yard setback from 40 feet to 29 feet for a proposed sun room addition in the R-6 General Residence District. The subject property consists of approximately 0.23 of an acre, located on the east side of Creek Crossing Drive, approximately 507 feet southeasterly of Valley View Drive in Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

308598 DOCKET #8673– J. LUCAS, Owner, Application (No. V-10-50): Variation to reduce lot area from 40,000 square feet to 24,848 square feet (existing); reduce lot width from 150 feet to 125 feet (existing); reduce left interior side yard setback from 15 feet to 6 feet (existing); and reduce corner yard setback from 25 feet to 21 feet (existing) for a porch addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.57 of an acre, located on the northwest corner of 156th Street and 116th Avenue in Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Schneider moved, the approval of Communication Nos. 308595, 308596, 308597 and 308598. The motion carried.

Commissioner Steele, seconded by Commissioner Daley, moved to adjourn, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary